

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

£325,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 19 Park Road

Dartford Kent DA1 1ST



Livermores are proud to present to the market this charming end of terrace house which presents an excellent opportunity for those seeking a comfortable and convenient home. With two spacious double bedrooms, this property is ideal for families or professionals looking for ample living space.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, allowing for a seamless flow between the living areas.

One of the standout features of this home is its proximity to Dartford Station, making it an excellent choice for commuters. With easy access to London and surrounding areas, you can enjoy the benefits of suburban living while remaining well-connected to the city. Furthermore, the property is situated within the catchment area for Dartford Grammar School, renowned for its academic excellence, making it an attractive option for families with school-aged children.

The house is offered chain-free, providing a straightforward purchasing process for prospective buyers. The outside W.C. adds a practical touch, enhancing the convenience of this delightful home.

In summary, this house on Park Road is a fantastic opportunity for anyone looking to settle in Dartford. With its spacious interiors, and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



# 19 Park Road

£325,000 Freehold



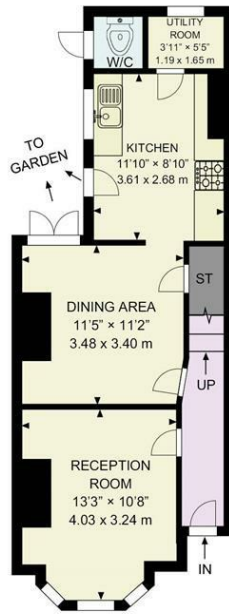
- GUIDE PRICE £325,000 - £350,000
- CHAIN FREE!
- SIZABLE FIRST FLOOR BATHROOM & OUTSIDE W.C.
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- HARD STANDING TO FRONT
- UTILITY SPACE
- COUNCIL TAX BAND 'C', EPC RATING 'D'

**LIVERMORES**



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Ground Floor



First Floor

**PARK ROAD DARTFORD DA1**

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

## Council Tax Band C

## Local Authority DARTFORD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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